



**TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES**



Thursday, October 3, 2019

PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, October 3, 2019 in the Town Hall Council Chambers, located at 10 West Marshall Street. Chairman Turnure called the meeting to order at 5:30 p.m.

PRESENT: William Turnure, Chair
Punkin Lee, Vice Chair
William Anderson
Tim Clites (arrived late)
Virginia Jenkins
Margaret Littleton
Linda Wright
Cindy C. Pearson, Council Representative

STAFF: William M. Moore, Deputy Town Administrator
Estee Laclare, Project & Planning Associate

Approval of Minutes

Committee Member Jenkins moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the September 5, 2019 regular meeting minutes.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, Littleton and Wright

No – N/A

Abstain – N/A

Absent – Committee Member Clites

(Chairman Turnure only votes in the case of a tie. Councilmember Pearson is a non-voting member of the Committee.)

Committee Member Clites arrived at the meeting at 5:31 p.m.

New Business

COA 19-34 (S 19-18): Projecting Sign & Window Sign – 10 N. Pendleton St. – WW Monograms, LLC

Alex Woodson and Mary Kennon Woodson appeared before the Committee representing their application.

It was noted that the sign would block the address for the building. Alex Woodson advised that they would work with Quail Run Signs to get a longer bracket so the sign would project a bit further from the building and allow the address to be visible.

Planning & Project Association Laclare suggested the staff could also work with the property owner to adjust the location of the address. The Committee suggested it be raised higher.

Vice Chair Lee moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 19-34 (S 19-18), a request of Alex and Mary Kennon Woodson for a projecting sign and window sign at 10 North Pendleton Street – WW Monograms, LLC.

Vote: Yes – Committee Members Lee, Anderson, Clites, Jenkins, Littleton and Wright

No – N/A

Abstain – N/A

Absent – N/A

(Chairman Turnure only votes in the case of a tie. Councilmember Pearson is a non-voting member of the Committee.)

Discussion Items

308 East Marshall Street

Deputy Town Administrator Moore advised that this property has been in decline over the last few years. He reported that Kyle and Tanner Dudley have recently purchased the property and are interested in improving it. Mr. Moore explained that they wanted to have an initial discussion with the Committee about their plans and advised that at some point they would submit an application.

Tanner Dudley noted that the home was a contributing structure in the Historic District and was over one hundred twenty years old. He advised that the plan was to maintain the existing structure, to build an addition on the back and to make a modification to the front porch.

Kyle Dudley advised that they have looked around the neighborhood and found building materials that they would like to use. He noted that their purpose in appearing before the Committee was to determine whether those materials would be acceptable.

Messrs. Dudley reviewed the existing building materials that were on the structure. They noted that a cistern existed on the property and advised that they planned to fill it in for safety reasons.

The Committee suggested the Dudley's meet with the Wellhead Protection Advisory Committee to make them aware of what they were proposing to do with the cistern. They advised Messrs. Dudley that the Virginia Department of Historic Resources offered tax credits for renovating properties; although, they acknowledged that their regulations were more stringent.

Tanner Dudley noted that they were considering that as an option. He explained that their plan was to move their parents into the house and advised that they were concerned about the additional time that could be added to the project if they pursued tax credits.

The Committee noted that their concern would be whether the proposed addition would overwhelm the original house. They suggested it needed to be smaller in scale and massing.

Tanner Dudley advised that they were looking to do an addition that was similar to the one that was done to the house next door. He acknowledged that the footprint of that house was larger than this one.

The Committee noted the need for the addition to be complimentary to the existing structure. They opined that it was a unique structure and suggested the addition be in the same vein. The members opined that the stone wall contributed to its personality and suggested it remain.

Kyle Dudley advised the Committee that one section of the wall was in disrepair and needed to be rebuilt. He suggested they may take down a small section in order to make the repairs using that stone.

In response to an inquiry from the Committee, Kyle Dudley advised that the front porch's footprint would remain essentially the same; however, they would propose to expand it corner-to-corner in order to provide for more seating area. He further advised that they would not change the height or roof style.

The Committee agreed this would be much better. They suggested the Dudleys avail themselves of the opportunity to do a pre-application review before getting too far into the application process.

Messrs. Dudley inquired as to the types of windows that would be acceptable. The Committee advised that they could not be vinyl and aluminum clad windows and explained that they must be wood. They further advised that simulated divided lights were acceptable. They noted that the wood windows could be pre-finished on the exterior. The Committee advised that Hardie siding was acceptable, as was stucco and PVC trim or cornice work. Kyle Dudley confirmed they were thinking of using Hardie Plank siding and PVC trim.

The Committee noted, if the applicants found that the original structure was clapboard, that James Hardie made a historic architectural version called Aspyre, which looked more authentic, as did other manufacturers. They noted that they encouraged round downspouts. The Committee also noted that the applicants would have a hard time convincing them to approve asphalt shingles for the roof.

Tanner Dudley advised that they assumed a metal roof would be required. He acknowledged that wood windows would be needed in the original structure; however, he questioned whether they would be required for the addition. The Committee confirmed they would.

It was noted that the fireplace had been filled in. The Committee suggested in that case, the applicants may want to remove the chimney and advised that they would be fine with that.

The Committee noted that there were products available that replicated the tongue and groove wood porch floor that the applicants may wish to consider. They encourage the Dudleys to review the Historic District Guidelines.

November Meeting Quorum

All of the members indicated they would be present for the November 7th meeting.

There being no further business, the meeting was adjourned at 6:00 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – October 4, 2019

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video of the meeting that is on the Town's website – www.middleburgva.gov)

Bill Turnure: [Off mic].

Bill Anderson: Bill Anderson.

Punkin Lee: Punkin Lee.

Margaret Littleton: Margaret Littleton.

Bill Turnure: Bill Turnure.

Linda Wright: Linda Wright.

Virginia Jenkins: Virginia Jenkins.

Cindy Pearson: Cindy Pearson.

Estee LaClare: Estee LaClare

Will Moore: Will Moore.

Bill Turnure: Thank you all. First order of business is the approval of our minutes from our September 5th meeting. Has everyone had a chance to read the minutes? Are there any additions or omissions to the minutes? Is there a motion?

Virginia Jenkins: I make a motion. I make a motion to approve the minutes of the September 5th 2019 meeting.

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Opposed say nay. Motion passes. Welcome Mr. Clites. How are you this evening? Beautiful night. OK. Action item, new business action item 3A COA 19-34 (S 19-18) Request of Alex and Mary Kennon Woodson for a projecting sign and window sign at 10 N Pendleton St (WW Monograms, LLC). [Off mic].

Alex Kennon Woodson: Hello!

Bill Turnure: [Off mic].

Mary Kennon Woodson: Good how are you?

Bill Turnure: [Off mic]. [Laughter].

Alex Kennon Woodson: It's coming.

Mary Kennon Woodson: I wear them all summer long.

Bill Turnure: [Off mic]. [Laughter]. [Off mic]. OK. We have everyone had a chance to take a look at the application? Does everybody recall the application when it came through previously? Any comments, any thoughts regarding the relocation of the sign? [Off mic]. I mean, the only comment that I have, and it really has nothing to do with the sign or even location, it's just that the address for the building is going to be blocked, you know, by that sign. You've got the ten on that one sign, but other than that, I mean, a far as...

Alex Kennon Woodson: You know, we can work with Quail Run signs. They can get us a different length of bracket, so we could get a longer bracket and have the sign project a little bit further from the building. And then you could kind of see the tin a little bit better if that's more ideal.

Bill Turnure: It's really has nothing to do with the aesthetics of the sign or anything like that. It's just for the building itself.

Estee LaClare: We could also talk to the owner and see if they could adjust the different address label so that it could be more stand out and just shifted a bit more balanced.

Bill Turnure: Other than I don't have any issue with the sign or the or the sticky sign.

Virginia Jenkins: Yeah, they could put it up higher.

Estee LaClare: They could put it up. There's also a plaque along the wall. They could add it right there by the front door or put it on the front door as another option. So we can be in communication with them.

Bill Turnure: OK. I think that'd be a good idea. Are there any further comments? Is there a motion?

Punkin Lee: I making my motion we approve...

Margaret Littleton: No, no, go ahead.

Punkin Lee: COA 19-34 (S 19-18) Request of Alex and Mary Kennon Woodson for a projecting sign and window sign at 10 N Pendleton St (WW Monograms, LLC).

Linda Wright: Second.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Mary Kennon Woodson: Thank you.

Alex Kennon Woodson: Thank you very much.

Bill Turnure: Thank you for coming.

Alex Kennon Woodson: Have a good evening. Thank you.

Punkin Lee: Thanks.

Bill Turnure: OK. Moving on to discussion items, discussion 4A, discussion with new owners t308 E Marshall Street survey sheet. Survey sheet. Say that 10 times. [Laughter].

Will Moore: Thank you. So I'm not sure if all of you are familiar with this particular building at 308 E Marshall, but it's been kind of in a decline over the last number of years. And Kyle, closest to me and his brother, Tanner Dudley, have recently purchased the property and are interested in improving. And they wanted to have kind of a just initial discussion with you about maybe their plans and just open lines of communication, knowing that you'll be in at some point in time with an application a little later. Oh I'm sorry, yeah, we had that electronically, but that's okay. Yeah. I could have saved you, but yes. So this is just the survey sheet from our 2016 survey just to give you if you're not intimately familiar with the property already. But I wanted to introduce Tanner and Kyle and have them just kind of have an initial discussion with you.

Tanner Dudley: Thank you Will. Again, my name's Tanner Dudley. I just purchased the home at 308 Marshall. This is my brother Kyle. Kyle, The Plains just [inaudible] halfway. I live in Washington, D.C.. I purchased the home from James Bushrod. [Inaudible] lived in the town for a very, very long time. We got to know James a little bit in the process of purchasing the home and just wanted to use this as an opportunity to introduce ourselves. We'll be coming back to you with a COA request at some point, probably in the next couple of months.

Virginia Jenkins: Sorry.

Estee LaClare: Do you need some water?

Tanner Dudley: And again, just wanted to introduce ourselves now, let you know that you'll be hearing from us again in the future. We could give you a [inaudible]. I've chatted with Will about our general plans for the for the home. We could chat a little bit about that now and then understand we're gonna be coming back with more details later. Is it appropriate to share that?

Bill Turnure: I think that would be great. I think that'll be wonderful, thank you.

Tanner Dudley: So we understand, obviously, the home is a contributing structure in the historic district. We understand it's about over a hundred and twenty years old or somewhere abouts. The plan is to maintain the existing structure and the home. [Inaudible] it's protected regardless. The plan would be to build on in the back to have an addition to the home and potentially make a modification to the front porch. We would assume that the modification of the porch would be something you'd have lots of questions about. We'd assume obviously in additions [inaudible] have lots of questions about. We have questions about generally materials to use.

Kyle Dudley: The neighboring lots too, we've met all the neighbors and the neighborhood's unbelievable. But they were also, I believe once a historical contributing house and we kind of want to replicate their addition towards the rear. And we've seen similar building materials that we're thinking of using from looking on the neighborhood. But those are our questions exactly which ones exactly would be approved, which are [inaudible], which are stay away from.

Tanner Dudley: Kyle's the construction manager for Toll Brothers. I work in real estate development, so we'd know how to renovate. Kyle knows to renovate homes.

Kyle Dudley: Pretends to. [Laughter].

Tanner Dudley: And we know that the the general rule is any new additions should look distinct from the main historic structures. And we've understood that from chatting with Will, and we've also understood that just looking at the home initially, the stucco that's on the outside of the home, for example, right now in the bottom half might not be original. It looks like just clapboard siding beneath it. That's at least what we've seen in one small part of the house. We don't know about the cedar shingles on the top if there is clapboard siding below that. We're going to find out as we get into this more. We're going to start some interior demolition this weekend, actually, just minor interior demolition this weekend. The rear portion of the house that is mostly stucco is in very bad condition. Not the main part of the house, but that's in very bad condition. Again, the plan would be to demolish that and then build an addition in the back there. There's a well next to the property or on the property.

Kyle Dudley: A cistern.

Tanner Dudley: The cistern, that's been abandoned.

Kyle Dudley: We protected it better. It was abandoned quite some time ago, but the plan is to fill it in. And I think that's been discussed with the previous owner, but I don't think it ever happened. So we kind of we boarded it up to make sure children, there's no concern of that. And we'll take the steps to abandon it entirely once we're doing the addition.

Tanner Dudley: So I think at a high level, those are our plans. If you have questions we'd love to chat about it.

Tim Clites: The first thing that comes to my mind is, and I imagine well can help you with this, I just happen to be in another meeting here at town. I wear the Wellhead Committee, not for private wells, but for the public wells around the town. There's actually a committee that monitors that. I don't know how deep the cistern would be, but it might be good just to check in with those folks. And I don't know if they're aware of it or not, but just, you know, make sure that whatever you're doing, you know, we're a small town and concerned about water quality for the whole town. And so I'm sure you want to do it right as well. and they may be a good resource for you. The other question or comment that I have kind of right off the top only because I also bought a house in town and renovated it and it was a contributing structure, and depending on what you're planning on doing in terms of the use of the structure, residential or commercial, there's also a program at the state through the department of historic resources where you have to kind of play by their more stringent rules. I say more stringent, they're actually more stringent than what we might even require. But the offset of that is they'll give you tax credits for doing that work and can actually make it worth the effort. If you're really interested in, you know, kind of finding out what what the original structure was like and bringing it back and you're kind of already in for that, I'm not suggesting that you have to be, but if you are, that's a great way to kind of say I'm headed that direction. Maybe I should look at their program. It does mean that take taking a little more time because you have to actually go, that process has, you know, 30 day review periods and things like that. The other thing I would say generally is that program, everything they're going to ask you to do, we're going to be completely in support of it because they're actually kind of that next level of critique around historic structures.

Tanner Dudley: That's the state historic tax credit?

Tim Clites: Yeah.

Tanner Dudley: My understanding of that process is that it restricts or it has limitations for the interior of the property as well.

Bill Turnure: Yes.

Will Moore: That is correct, yes.

Tim Clites: Depending on the quality or the history or the authenticity of what's in the structure, yes, it can have some limits around saving some of that.

Tanner Dudley: Actually a good friend of mine had done that in the state of North Carolina, two homes that he had renovated, so he's familiar with the process. I chatted with him a little bit about it. We're considering it. It's a thought. We understand it is more stringent. It adds a lot more time. Our current plan is for our parents to move into this home eventually. It's going to take us long enough to do it. So we were a little concerned [laughter] adding that to it might be difficult, but [multiple speakers]. [Laughter]. Appreciate that.

Tim Clites: I just wanted to mention [multiple speakers], like I said, they don't generally worry about things like bathrooms. They know they're kind of commodities that get updated usually every couple of decades. And then I don't know if someone else wants to talk about, I mean, I think if you read through our guidelines, it gives you a good sense of when we look at additions. I think the first thing we're concerned about is the scale, right? That did not overwhelm the original house. And so that just, you know, doesn't mean that it has to be smaller in footprint, it just has to be kind of smaller in scale. So roof lines, to the massing, you know, ideally, would break down so that it doesn't overwhelm. There's not like a big box on the back of this little cottage.

Tanner Dudley: Right. And yeah, again, Kyle had mentioned Mimi, I forget her last name [inaudible].

Punkin Lee: Stein.

Tim Clites: Yes.

Tanner Dudley: Thank you. She lives right next door and had done a similar addition to what we're thinking. Granted, the footprint of her main house is a little bigger than ours, but that's kind of what we have in mind and that's helpful to hear.

Bill Turnure: Yeah, and I guess the right word is complimentary. Whatever you do, whatever additions that you might do, just make, you know, try to make sure that it's complementary to the existing building. It doesn't have to be a mini me of the existing building, but it just has to work with it without, you know, trying to be fighting against it or whatever it might be. And you know the nice thing about the structure, I know it's [inaudible], but it is a unique structure so I think you'd want to try to keep it in the same vein, you know, try to keep it so that it still has its unique value to the street and how it contributes to the street. Not just becomes another peg in the in the wall, another brick in the wall as you go down. It just sort of it should have its own personality.

Punkin Lee: I think it contributes to that personality is the stone wall.

Tanner Dudley: [Off mic]. Right, that's one of the questions we had. [Laughter].

Margaret Littleton: I agree.

Punkin Lee: My vote would be that the stone wall stays for sure. I mean, that's part of what you see around here. And it's nice to have an old house in town that actually has the stone there and not remove it.

Margaret Littleton: Do you have room for a one lane car?

Tanner Dudley: Well, that was almost. [Laughter].

Margaret Littleton: If you take the wall down?

Kyle Dudley: Well, no. It might be a couple of feet of it, but another section of the walls in such disrepair that it's gonna need some dismantling and rebuilt, and we were thinking if we do take down on one or two foot sections to use it there, but keep all the stone existing on the site. Because it is beautiful and it's one of the only homes.

Punkin Lee: Right.

Kyle Dudley: And it runs along the entire property.

Punkin Lee: Exactly, yeah.

Kyle Dudley: [Inaudible] one of the coolest features [inaudible].

Margaret Littleton: That's great.

Kyle Dudley: Yeah, no we love it.

Margaret Littleton: Parents like a level. They don't want to go up steps.

Kyle Dudley: Yeah. [Laughter]. That's another [inaudible]. So this one's for Mom. [Laughter].

Margaret Littleton: That's great.

Cindy Pearson: So what were you thinking with the front porch?

Kyle Dudley: It's essentially same footprint forward, but expanding it corner to corner just involve more of the home and give you more seating area because it's the greatest place to sit. And everyone else is on that front street, so to be able to have a couple extra chairs for guests would be wonderful, but not changing the height, same roof style, everything.

Linda Wright: Oh yeah, much better. Yeah, it would.

Bill Turnure: Your front porches are encouraged.

Margaret Littleton: [Off mic]. [Laughter]. They're the best.

Bill Turnure: No, I'm anxious to see what you all come up with. And if you feel like you need to come back next month before you get anything to us, just to say, you know, this is what we're thinking or whatever. You know, before you actually make the application, just to have a pre-application reviewed before you get too far, please. Please utilize that opportunity.

Tanner Dudley: I think that we have some questions about materials. I don't know if it's premature to ask about that now. One, I think windows.

Kyle Dudley: Yeah, color of the windows or the grid patterns and things like that. Does come down to that kind of details [inaudible]?

Bill Turnure: Yes.

Kyle Dudley: OK.

Bill Turnure: Yes, and they need to be no clad windows. No vinyl clad. No aluminum clad windows. There should be wood material. Simulated divided light are acceptable. True divided light sometimes they get, especially with the size of the windows that you have there, you're probably going to want to do the simulated divided light. And some of the windows come with a pre-finished, the wood windows would come pre-finished and that'll give you a 10 year warranty on your on your exterior finish so it'll last, you know, as opposed to having to get it and paint it every few years. So, you know, there's a number of manufacturers that do that pre-finished exterior window.

Tanner Dudley: Is it true that there are no vinyl windows allowed at all.

Bill Turnure: No. No, you know, the siding, they have hardy siding is acceptable, stucco obviously is acceptable, PVC is fine if you want to do PVC trim or cornice work or whatever it might be, you know, if you want something a little bit more low maintenance, that's acceptable as well.

Kyle Dudley: Yeah, we were thinking hardie and PVC [off mic].

Tim Clites: I would say I would be interested when you start to dig in to the original structure to see what's there, right? If it's a clapboard, and hardie has their base product I think is, from a historic architectural perspective, is a little weak. It's a little thin, and so if what you found there were clapboards they have a version that is, what's it called, aspyre? And then there's couple other manufacturers that are making it's a non-wood., you know, like Boral makes it, and it just has a better weight. It looks more historic and more authentic, and, you know, you don't worry about rot and deterioration. So that's two products I would look at. In the Hardie line it's actually two different product. You're, I'm sure, familiar with the standard Hardie, I'm sure. And that aspyre I think I just heard that's just been in our market now maybe since either March or May of this year. So it's not, you know, it looks more like an authentic clapboard.

Bill Turnure: You know, the typical wood beveled clap siding is a little bit thicker at the end.

Kyle Dudley: Yeah.

Bill Turnure: Than the hardie, so you don't get as much of a shadow line and you don't get that distinction. So the Boral is a little bit thicker than the hardie and then the new new hardie they've been coming out with as well. I see they've got the round downspouts, which we encouraged the half round gutters. [inaudible], all that is, you know, looks awesome to us. But, you know, being that it's a contributing structure, that might be something that would be difficult to knock us off that that perch.

Tanner Dudley: Sorry [inaudible]?

Bill Turnure: Like if you wanted to do an asphalt shingled roof, or something like that, as opposed to metal you might have a difficult time convincing us that that was the right way to go.

Tanner Dudley: We assume metal roof was probably going to be a requirement based on the construction nearby. Even the new construction. The downspouts, that's helpful to understand. I want to clarify on the windows. I understand wood windows in the main structure. When we're talking about the addition, trying to be distinct, they have to be all wood windows.

Bill Turnure: Right.

Kyle Dudley: Wood windows.

Tanner Dudley: OK.

Bill Turnure: All right.

Virginia Jenkins: The front porch looks like it was an addition in the first place.

Bill Turnure: It may well have been.

Kyle Dudley: Yeah.

Virginia Jenkins: If you look at the enlarged picture.

Margaret Littleton: Is there a fireplace in the middle?

Kyle Dudley: It's been abandoned.

Margaret Littleton: OK.

Kyle Dudley: They filled it in.

Margaret Littleton: So you probably pitch the chimney.

Kyle Dudley: Yeah, but we're thinking we'll keep a chimney aesthetically on the roof. A false chimney, just if that's required, if you'd like it. I wasn't sure how that would go, but yeah. It's got to no use.

Margaret Littleton: Right.

Kyle Dudley: They've blocked it in.

Margaret Littleton: It's up to you.

Bill Turnure: I wouldn't have any issue if you took it down, but it looks like I like it.

Kyle Dudley: Yeah, I mean, that's what we were [inaudible].

Linda Wright: Stately. [Laughter].

Tim Clites: [Inaudible]. [Laughter].

Kyle Dudley: Yeah, we will put it use.

Tim Clites: This is the thing that comes to mind, just product wise, I don't know if we've ever, have we ever talked about the tongue and groove porch more here in this committee? So I didn't get out and look, and I can't see in the picture what the porch is, but if you're thinking traditional wood porch, Aeratis makes a product that's a synthetic product, looks like wood. You can get it unpainted or painted. The painted extends the warranty a little bit. Unpainted it comes in like a soft gray and reddish color and a beige, but it looks like a traditional planked porch floor, which is really nice when you're doing something that's wood [inaudible]. You probably aren't even that far yet to know whether is existing porch masonry or is it wood?

Kyle Dudley: No, it's wood.

Tim Clites: It's wood. Yeah, so this would be a product that would have the same durability, let's say as a Trex, but wouldn't look like a Trex, right? It would look like an old traditional porch.

Tanner Dudley: Well, that's helpful feedback already. That's great.

Bill Turnure: Good.

Tanner Dudley: If there are other things top of your mind that you think would be good for us to know as we head into this I appreciate it now. Obviously, we'll be back again, a pre-meeting before the application will probably be a good idea. I'm sure I'll chat with Will again offline.

Bill Turnure: And again, we encourage you to go through the guidelines. You know, there's lots of information in there that will help you circumnavigate any issues that might come up.

Margaret Littleton: Thank you.

Tanner Dudley: OK. Well, thank you for your time. [Multiple speakers].

Cindy Pearson: [Off mic].

Bill Turnure: Yeah yeah yeah, it's fun.

Linda Wright: Absolutely.

Bill Turnure: OK. November 7 is anybody available?

Margaret Littleton: Yeah.

Linda Wright: Should be.

Bill Turnure: OK. [Laughter].

Virginia Jenkins: Oh, why not? [Laughter].

Bill Turnure: OK. Anything further? Anything else, Estee? Anything? Everything's going with you?

Estee LaClare: It's going [off mic], thank you.

Bill Turnure: Now I have to go back. I was looking at a meeting minutes, and I hate to waste anybody's time here. [Laughter].

Linda Wright: [Inaudible].

Bill Turnure: But you got to do something, Will or somebody. Your title is the Project and Planning Associate?

Estee LaClare: Yes.

Bill Turnure: [Laughter]. Project and Planning associate.

Will Moore: Correct.

Bill Turnure: OK.

Cindy Pearson: What would you like it to be?

Bill Turnure: I don't know. [Laughter]. That's a mouthful. That's a mouthful.

Cindy Pearson: PPA.

Bill Turnure: Maybe. Maybe that's what it is. I don't know. Anyway, I just picked up on that. [Laughter].

Tim Clites: PPA. [Laughter].

Estee LaClare: I've got my MBA, so there you go [inaudible] adding some more letters.

Bill Turnure: All right. Is there motion? [Laughter].

Margaret Littleton: Thank you.

Bill Turnure: I got baseball game to go to.

Cindy Pearson: [Off mic].

Linda Wright: No, it was Margaret.

Bill Turnure: Margaret.

Linda Wright: It was Margaret.

Bill Turnure: Margaret. Good job, Margaret.

Linda Wright: It was Margaret.